

# PLANNING MANAGEMENT COMMITTEE

Date: 12 September 2018

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present Councillors: Phillip Stearn Chairman  
Gill Mercer Vice Chairman

Richard Gell Ron Pinnock  
Roger Glithero JP Roger Powell  
Helen Howell Geoff Shacklock  
Barbara Jenney Alex Smith  
Andy Mercer Robin Underwood  
Harriet Pentland Peter Wathen

## 173. APOLOGIES FOR ABSENCE

Apologies for absence were received from Marika Hillson, Dudley Hughes JP, Anna Sauntson and Pam Whiting.

## 174. MINUTES

The minutes of the meeting held on 15 August 2018 were approved and signed by the Chairman.

## 175. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

### (a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Richard Gell	18/00004/FUL Land West of Rushden Lakes, Ditchford Lane, Rushden	Was a Member of the Ramblers Association who had made comments on the application.		Yes
Geoff Shacklock	18/01061/FUL Wigsthorpe House Farm, Main Street, Wigsthorpe	The tenant farmer was a family friend.		Yes (left meeting)

### (b) Informal Site Visits

No informal site visits were disclosed.

**176. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3**

No questions were submitted under Procedure Rule 10.3.

**177. SECTION 106 AGREEMENTS AND DELEGATIONS TO HEAD OF PLANNING SERVICES – UPDATE**

The Committee received a report which provided an update on the progress of drafting S106 Agreements in respect of matters where the Committee had previously resolved to grant planning permission and on the applications where actions had been delegated to the Head of Planning Services.

The Head of Planning Services advised that in relation to the agreement for 10/00857/OUT Irthlingborough West, a revised agreement had now been received so it may be concluded earlier than the deadline date of 28 February 2019.

Members considered a request by the Planning Development Manager for an extension of time for the agreement in respect of 16/01431/OUT Nene Business Park until 11 January 2019 as negotiations were ongoing.

The progress on delegations to the Head of Planning Services was noted as follows:

- 15/00119/VAR Priors Hall – unlikely to proceed with the new owners. It was noted that the developers were now preparing a new masterplan which would likely lead to a new planning application in the future.

**RESOLVED:**

- (i) That the report be noted; and
- (ii) That the extension of time for the S106 agreement in respect of 16/01431/OUT Nene Business Park, until 11 January 2019, be approved.

**178. PUBLIC SPEAKERS**

No people had registered to speak on any item. However, the Applicant's Transport Consultant for 18/00004/FUL Land West of Rushden Lakes, Ditchford Lane, Rushden was present to answer any questions if necessary on that item.

**179. PLANNING APPLICATIONS**

The Committee considered the planning applications report. It was noted that there was additional information on the applications included in the update sheet.

**(i) 18/00004/FUL – Land West of Rushden Lakes, Ditchford Lane, Rushden**

The Committee considered an application for the construction of a new link road between Ditchford Lane and the Rushden Lakes development with associated site clearance and earthworks alongside junction works, footpaths, cycle works, lighting, hard and soft landscaping and associated works. The application had been brought before the Committee

in accordance with the Scheme of Delegation as it was a major development. The application was accompanied by an Environmental Statement (ES) as it represented Environmental Impact Assessment (EIA) development.

Members noted that Higham Ferrers Town Council had objected to the application as they had concerns with regard to traffic backing up onto the A45 due to the increase of traffic on the slip road, the adverse effect of an increase in traffic volume on Ditchford Mill Bridge and a wish to see all points made by Highways England clarified and dealt with prior to a decision being made. Rushden Town Council, whilst not objecting to the application, had made a number of comments including consideration being given to the widening of the slip road off the A45 leading to the Ditchford Lane junction. Irthlingborough Town Council had also commented on traffic backing up onto the A45. Irchester Parish Council had requested that a pedestrian island/crossing be included to allow pedestrians to cross Ditchford Lane from the A45 Ditchford slip road to access the new slip road to Rushden Lakes.

A statement from Councillor Dorothy Maxwell, a Ward Member, was circulated. The Planning Officer advised that the planning reference on the top of the letter referred to another application and that not all of the issues raised were relevant to this application.

The Local Highways Authority had no objections to the application subject to appropriate conditions regarding the access works including a speed limit change, A45/Ditchford Road North Roundabout improvements, link road including cycle provision, Delivery and Servicing Management Plan and bus service infrastructure.

Highways England had recommended planning permission not be granted for a specified period, pending the outcome of discussions regarding details of the proposed mitigation scheme at the A45 Ditchford Interchange. The Planning Officer advised that Highways England may withdraw their objection when they had seen the new plans.

During debate on the application, Members raised concerns that they had no confidence in the traffic modelling of either the Local Highways Authority or Highways England as the number of visitors to Rushden Lakes was far greater than had originally been predicted. It was welcomed that the application would relieve some of the pressure at the Waitrose roundabout; however concerns were raised about the whether the application would allow sufficient capacity for the amount of traffic including lorries which wanted to turn right at the roundabout. Members felt that if planning permission was granted, the wording of condition 9, particularly in relation to HGV delivery management and routing, needed to be made stronger. Members felt that whilst the application was an improvement on the current situation, it was not a perfect solution. They also believed that they should be able to scrutinise the final comments from Highways England before making a decision.

The Applicant's Transport Consultant stated that they could look at redesigning the roundabout and junction to address the concerns raised. The turning into the link road could not go further down Ditchford Lane due to issues with drainage and sewerage.

The Planning Officer advised that any alternatives to the junction would need to be discussed with the Local Highways Authority and that would mean that the application should be deferred.

It was moved and seconded that the application be granted. On being put to the vote, there were 10 votes for the motion, three against and no abstentions, therefore the Committee **agreed to grant** the application, subject to the Highways England objection being resolved, and subject to the conditions detailed in the officer's report and update sheet, including the amendment of condition 9.

The final wording of condition 9 is delegated to the Head of Planning Services in consultation with the Chairman, Vice Chairman and Ward Member.

**Councillor Geoff Shacklock left the meeting for the following item.**

**(ii) 18/0161/FUL – Wigsthorpe House Farm, Main Street, Wigsthorpe**

The Committee considered an application for the erection of an agricultural grain store with associated hardstanding and detention basin. The application had been brought before the Committee in accordance with the Scheme of Delegation as it proposed more than 1000sqm of non-residential floor space.

Members noted that the proposal superseded application 16/01402/FUL which had approved an agricultural grain store. The main differences between the two applications were the position of the grain store, a reduction in the size of the grain store and the addition of a detention basin.

It was noted that Lilford-cum-Wigsthorpe & Thorpe Achurch Parish Council had no objections to the application.

It was moved and seconded that the application be granted. On being put to the vote, the Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report and update sheet.

**Councillor Geoff Shacklock returned to the meeting.**

**(iii) 18/00209/VAR – Kingsmead Park Ltd, Kingsmead Park, Bedford Road, Rushden**

The Committee considered the variation of conditions in relation to planning permission EN/81/0557/FUL. The application had been brought before the Committee in accordance with the Scheme of Delegation as it sought to vary a condition on a major planning proposal.

The application sought to vary Conditions 4 and 7 of the planning permission which had been for an additional 25 park homes at Kingsmead Park, however only 23 of the 25 additional homes had been sited. The proposed variations would allow for the two outstanding park homes to be sited at the north east corner of the site, as opposed to the original approved position and alterations to the layout of the park following the demolition of two garage blocks (25 garages in total). The existing garages were too small for the modern car and many were unused for their intended purpose. 12 car parking spaces would directly replace 12 of the garages and each of the two proposed park homes would have one private parking space. There would be 119 parking spaces overall as a result of the proposal. The proposed two park homes would bring the total number of park homes on site up to 95, in accordance with the original planning permission.

Members noted that Rushden Town Council had not objected to the application but were aware of parking concerns and hoped that the demolition of the garages did not make the current parking arrangements any worse. The Local Highways Authority and ENC Environmental Protection had no objections to the application. Members further noted that two letters from nearby residents had been received requesting that the boundary treatment currently provided by the walls of the garage blocks was replaced appropriately. One letter had been received objecting to the proposal due to the impact the proposed demolition would have on neighbouring occupiers.

It was moved and seconded that the application be granted. On being put to the vote, the Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report and update sheet.

**(iv) 18/01172/TPO – 45 Keats Way, Rushden**

The Committee considered an application to reduce a canopy of trees which were overhanging into the rear garden. The application had been brought before the Committee as the applicant was a relative of an employee of East Northamptonshire Council.

Members noted that Rushden Town Council had no objections subject to the approval of the ENC Tree Officer.

The Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report.

**NOTE:** Following the meeting of 12 September 2018, a Member raised concern as to whether the correct procedure was followed in respect of the following applications:

18/00004/FUL – Land West of Rushden Lakes, Ditchford Lane, Rushden; and  
18/0161/FUL – Wigsthorpe House, farm, Main Street, Wigsthorpe

Legal advice was obtained which confirmed that the correct procedure was not followed and that to remedy this the applications should be remitted to the next Committee sitting on 10 October 2018. Readers should therefore refer to the minutes of the Committee sitting on 10 October for the resolutions in respect of applications 18/00004/FUL and 18/0161/FUL.

**Chairman**